



Submission Form for Proposed Changes to the Comprehensive Plan or Comprehensive Plan Amendment Work Program

To use this form, type responses or print in ink. Attachments may be used as necessary. This form is also available on the Web at: <http://www.fairfaxcounty.gov/dpz/fairfaxforward/submissionformproposedchangescompplan2.pdf>

1. Subject Property Information (Not required for countywide proposal.) For help visit the Planning & Zoning Viewer

Identify general location, street address, or Tax Map parcels, if available. Countywide

a) General Location: Northwest quadrant of the intersection of Centreville Road and Coppermine Road

b) Street Address: 2450 Centreville Road and 2444 Centreville Road, Herndon, Virginia 20171

c) Tax Map Parcel Numbers: 16-3 ((1)) 6A, 6B and 36

For help visit the Department of Tax Administration website or the Digital Map Viewer

d) Identify total aggregate size of all subject parcels in acres or square feet: _____

Approximately 4.912 acres

For help visit the Department of Tax Administration website

2. Proposed Amendment to Comprehensive Plan recommendations

a) Describe the character and type of proposed development, if a land use change is proposed. The potential development could be described in terms of land use floor area ratio (FAR) or dwelling units per acre. Building height or size may also be used to convey scale.

Current approval permits a mixed use development at a .83 FAR in accordance with the existing Comprehensive Plan recommendations. Proposal is to modify the Plan text to allow a variety of community-serving retail uses.

b) If a policy change is proposed, describe why the proposal should be addressed at a countywide level.

N/A

c) Provide justification for the proposed amendment. Describe how the proposal meets any of the following criteria and why the proposal should be included in the work program. Check all that apply.

- Address emerging community concerns or changes in circumstance;
- Respond to actions by others, such as Federal, State, or adjacent jurisdictions;
- Advance major policy objectives, such as promoting environmental protection, fostering revitalization of designated areas, supporting economic development, preserving open space, providing affordable housing, or balancing transportation infrastructure and public facilities services with growth and development;
- Better implement the Concept for Future Development;
- Reflect implementation of Comprehensive Plan guidance through zoning approvals; and,
- Respond to or incorporate research derived from technical planning or transportation studies.

continued on reverse side

Explanation for (c). (Additional sheets may be attached.) Market conditions will not support existing
approval and the property is impacted by new regulations associated with land designated as a Resource Protection
Area. A variety of community-serving retail uses will support existing and planned higher density residential development
in the area. (Name and daytime phone required.* Provide street address and/or email address.)

3. Contact Information

- a) Name: Lynne J. Strobel
- b) Daytime Phone: 703-528-4700
- c) Street Address: 2200 Clarendon Boulevard, 13th Floor, Arlington, Virginia 22201
- d) Email Address: lstrobel@thelandlawyers.com

4. Would you like to speak with staff about this submission?

Select: Yes or No

Yes No

4a. If yes, how should we contact you? e-mail phone

****Staff review of all submissions is anticipated to begin February 2016****

Submit the completed form or direct questions to:
Fairfax County Department of Planning and Zoning
The Herrity Building
12055 Government Center Parkway
Suite 730
Fairfax, Virginia 22035-5500
703-324-1380, TTY 711 (Virginia Relay)
DPZmail@fairfaxcounty.gov

